

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*January 8, 2004*

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.lasvegasnevada.gov>

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NOTE: THESE ARE TEMPORARY ACTION  
MINUTES FOR INFORMATION  
PURPOSES ONLY ON THE OUTCOME OF  
ANY GIVEN ITEM AND WILL BE  
REPLACED BY COMPREHENSIVE FINAL  
MINUTES WHEN COMPLETED

Planning Commission 1/8/2004

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AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/9/2004 4:51 PM

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#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-3133 - CENTENNIAL PARK II - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 101-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack). – **ABEYANCE TO 2/12/2004 PLANNING COMMISSION**
2. **TMP-3392 - CONCORDIA @ DEER SPRINGS UNIT 2 - CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN: 125-20-301-006 & 007), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential – Town Center) land use designation], Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
3. **TMP-3399 - WESTBAY OFFICE COMPLEX - TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF WESTBAY, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.58 acres north of Charleston Boulevard, east of Campbell Drive (APN: 139-32-405-017, 018, and 026), R-A (Ranch Acres) and C-D (Designed Commercial) Zones under Resolution of Intent to P-R (Professional Office and Parking) and C-D (Designed Commercial) Zones, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
4. **TMP-3400 - BROOKSIDE - RICHMOND AMERICAN HOMES ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY AND M T C 118 INC.** - Request for a Tentative Map FOR A 193-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 20.88 acres adjacent to the northeast corner of Rome Boulevard and Riley Street (APN: 125-20-703-001 thru 004; 125-20-701-002; 125-20-704-006), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

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5. **TMP-3401 - TIERRA SUMMIT - UNIVEST I, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: 138-07-401-003 & 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). – **ABEYANCE TO 3/25/2004 PLANNING COMMISSION**
  
- B. **PUBLIC HEARING ITEMS:**
  
6. **ABEYANCE - GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack). – **TABLED**
  
7. **ABEYANCE - ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack). – **TABLED**
  
8. **ABEYANCE - SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request for a Site Development Plan Review FOR A 14,700 SQUARE FOOT TWO-STORY RETAIL BUILDING on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack). – **TABLED**
  
9. **ABEYANCE - RENOTIFICATION - GPA-3032 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack). – **TABLED**
  
10. **ABEYANCE - RENOTIFICATION - ZON-3033 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: C-1 (Limited Commercial) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack). – **TABLED**

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11. **ABEYANCE - RENOTIFICATION - SDR-3034 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 5,600 SQUARE-FOOT RETAIL BUILDING on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way, (APN: 125-22-804-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). – **TABLED**
12. **ABEYANCE - ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM:U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits (APN: multiple), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
13. **ABEYANCE - RENOTIFICATION - VAR-3322 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 2.03 ACRES OF OPEN SPACE WHERE 4.26 ACRES ARE REQUIRED on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential – Town Center) Land Use Designation], Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/4/2004**
14. **ABEYANCE - RENOTIFICATION - SDR-3320 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 258-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential – Town Center) Land Use Designation], Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/4/2004**
15. **ABEYANCE - SUP-3179 - TSEGEHANNA HABTEMICHAEL ON BEHALF OF MARION BENNETT** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AND A WAIVER OF THE MINIMUM 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM EXISTING CHURCHES at 632 “H” Street (APN: 139-27-310-067), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). – **WITHDRAWN WITHOUT PREJUDICE**

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16. **ABEYANCE - SDR-2997 - UNION LAND & DEVELOPMENT ON BEHALF OF HAROLD-RIYOKO LIVING TRUST** - Request for a Site Development Plan Review FOR A 6,500 SQUARE FOOT GENERAL RETAIL BUILDING AND A REDUCTION OF THE FRONT YARD SETBACK TO ALLOW 10 FEET WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE SIDE YARD SETBACK TO ALLOW 5 FEET WHERE 10 FEET IS THE MINIMUM REQUIRED, AND A REDUCTION IN THE REQUIRED AMOUNT OF PERIMETER LANDSCAPING on 0.44 acres adjacent to the east side of Decatur Boulevard, approximately 275 feet south of Lake Mead Boulevard (APN: 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). – **ABEYANCE TO 2/12/2004 PLANNING COMMISSION**
17. **ABEYANCE - SDR-3263 - PLANE REALTY CORPORATION** - Request for a Site Development Plan Review and a Waiver of The Las Vegas Downtown Centennial Plan Development Standards FOR A PROPOSED 3,125 SQUARE-FOOT WEDDING CHAPEL AND SERVICE BUILDING on 0.16 acres adjacent to the northeast corner of 3rd Street and Bonneville Avenue (APN: 139-34-311-094), C-2 (General Commercial) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/4/2004**
18. **ABEYANCE - SNC-3099 - PARADISE DEVELOPMENT** - Request for a Street Name Change and a Waiver of City of Las Vegas Street Naming and Address Assignment Regulations to allow different primary street names assigned to the same alignment and to allow the use of the suffix “Parkway” for a street that is less than 80 feet in width FROM: F Street TO: City Parkway, for the portion of F Street south of the US 95 Right-of-Way southerly to Grand Central Parkway, Ward 5 (Weekly). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/4/2004**
19. **ABEYANCE - RENOTIFICATION - VAC-3409 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF THE SMITH-ENGLAND TRUST, ET AL** - Petition to Vacate the south six feet of Hoover Avenue, between Las Vegas Boulevard and 4th Street; and a 20 foot public sewer easement generally located south of Hoover Avenue, between Las Vegas Boulevard and 4th Street, Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 1/21/2004**
20. **GPA-3370 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: PF (Public Facilities) TO: SC (Service Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), Ward 3 (Reese). – **APPROVED – CITY COUNCIL 2/4/2004**

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21. **ZON-3371 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (Civic) TO: C-1 (Limited Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
  
22. **SDR-3372 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review and Waivers TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; TWO LOADING ZONES WHERE THREE ARE REQUIRED; AND A 10-FOOT WIDE LOADING ZONE WHERE 15 FEET IS REQUIRED FOR A PROPOSED 43,349 SQUARE FOOT RETAIL CENTER AND 8,995 SQUARE FOOT AUTO SERVICE BUILDING on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
  
23. **GPA-3382 - C & C INVESTMENT COMPANY** - Request to Amend portions of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) and M (Medium Density Residential) TO: LI/R (Light Industry/Research) on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 2/4/2004**
  
24. **ZON-3383 - C & C INVESTMENT COMPANY** - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) TO: C-M (Commercial/Industrial) on 2.7 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/4/2004**
  
25. **SUP-3385 - C & C INVESTMENT COMPANY** - Request for a Special Use Permit FOR 40 PERCENT OF THE LOT AREA CONTAINING THE PRINCIPAL USE TO BE USED FOR OUTSIDE STORAGE WHERE FIVE PERCENT IS THE MAXIMUM PERMITTED on property located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) Zones [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**

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26. **SDR-3384 - C & C INVESTMENT COMPANY** - Request for a Site Development Plan Review and a Reduction in the size and amount of required perimeter landscaping FOR A PROPOSED 24,700 SQUARE-FOOT WAREHOUSE/DISTRIBUTION CENTER CONSISTING OF TWO BUILDINGS on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) Zones [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/4/2004**
27. **GPA-3532 - CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: PF (Public Facilities) on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), Ward 3 (Reese). – **APPROVED – CITY COUNCIL 2/4/2004**
28. **ZON-3533 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-V (Civic) on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
29. **SDR-3534 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 9,260 SQUARE-FOOT TRAFFIC SIGNAL REPAIR FACILITY on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
30. **VAR-3356 - GEORGE WALKER ON BEHALF OF ZEPHYRENE C. AND CYNTHIA P. VILLALUZ** - Request for a Variance TO ALLOW A SIX-FOOT EIGHT-INCH SOLID WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 2.02 acres at 8171 West Oakey Boulevard (APN: 163-04-701-001), R-E (Residence Estates) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
31. **VAR-3390 - WILLIAM AND MADALYNE GRAVES** - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS ALLOWED AND TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA EXCEEDING TWO SPACES PER DWELLING UNIT FOR A PROPOSED 1,554 SQUARE-FOOT GARAGE ADDITION on 0.49 acres on property located at 2270 Shaw Circle (APN: 163-03-802-007), R-E (Residence Estates) Zone, Ward 1 (Moncrief). – **WITHDRAWN WITHOUT PREJUDICE**



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32. **WVR-3397 - ROBERT DAVIS HOMES ON BEHALF OF ROBERT AND CATHERINE DAVIS** - Request for a Waiver of Title 18.12.160 TO ALLOW A 188-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, for a proposed subdivision adjacent to the southeast corner of Leon Avenue and Whispering Sands Drive (APN: 125-13-203-008), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
33. **WVR-3402 - SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Waiver of Title 18.12.160 TO ALLOW A 180-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE on 10.00 acres adjacent to the northeast, northwest and southeast corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002) R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/4/2004**
34. **SUP-3393 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST** - Request for a Special Use Permit FOR A PROPOSED PRIVATE SCHOOL, PRIMARY on property adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
35. **SDR-3391 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED HOUSE OF WORSHIP AND PRIVATE SCHOOL, PRIMARY on 4.36 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
36. **SUP-3407 - MICHAEL IANNUCCILLI ON BEHALF OF MIRRCH INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR AUTO DEALER INVENTORY STORAGE adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard (APN: 163-03-501-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). **DENIED – FINAL ACTION**



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37. **SDR-3404 - MICHAEL IANNUCILLI ON BEHALF OF MIRRCH INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review, a Reduction in the amount of required perimeter landscaping and a Waiver of the parking lot landscaping standards FOR A PROPOSED AUTO DEALER INVENTORY STORAGE FACILITY on 2.54 acres adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard (APN: 163-03-501-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). **DENIED – FINAL ACTION**
38. **SUP-3285 - LAS VEGAS BILLBOARDS ON BEHALF OF NEVADA RECYCLING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located adjacent to the southeast corner of Highland Drive and Western Avenue (APN: 162-04-703-001), M (Industrial) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
39. **SUP-3359 - STERLING S DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR PROPOSED PRIVATE STREETS on property adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
40. **SUP-3367 - DWAYNE A. & DONNA L. GLENN** - Request for a Special Use Permit FOR LIVESTOCK FARMING (BOVINES/HORSES) ON 1.04 ACRES where 1.25 acres is the minimum area required at 6265 West Lone Mountain Road (APN: 138-02-501-007), R-E (Residence Estates) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
41. **SUP-3369 - LAS VEGAS BILLBOARDS ON BEHALF OF MARVIN JAMES SCHIFF TRUST 80** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2912 Highland Drive, (APN: 162-09-301-001), M (Industrial) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – 2/4/2004 CITY COUNCIL**
42. **SUP-3394 - LAS VEGAS BILLBOARDS ON BEHALF OF WEST SAHARA ASSOCIATES, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northeast corner of Torrey Pines Drive and Sahara Avenue (APN: 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). – **DENIED – FINAL ACTION**
43. **SUP-3395 - THREE PEAKS INVESTMENTS** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING

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(BILLBOARD) SIGN adjacent to the east side of Industrial Road, approximately 295 feet north of Utah Avenue (APN: 162-04-607-019), M (Industrial) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**

44. **SUP-3403 - CHICAGO PIZZA & BREWERY INC. ON BEHALF OF HOWARD HUGHES CANYON POINTE 04, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB adjacent to the northwest corner of Pavilion Center Drive and Charleston Boulevard (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/4/2004**
45. **SUP-3405 - FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA ON BEHALF OF FURBER DEVELOPMENT** - Request for a Special Use Permit FOR A PROPOSED SEX OFFENDER COUNSELING FACILITY at 1050 South Rainbow Boulevard (APN: 138-34-820-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 1/21/2004**
46. **SUP-3413 - AMERICAN TITLE LENDERS, LIMITED LIABILITY COMPANY ON BEHALF OF THE BELZAR PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN at 2300 North Rainbow Boulevard, Suite 110 (APN: 138-23-110-041), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack). **DENIED – FINAL ACTION**
47. **SDR-3361 - WELLES-PUGSLEY ARCHITECTS, LIMITED LIABILITY PARTNERSHIP ON BEHALF OF DESERT LINCOLN-MERCURY, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 3,358 SQUARE-FOOT ADDITION TO AN EXISTING AUTO REPAIR SHOP, MAJOR and a Waiver of required building separation from parking areas on 7.61 acres adjacent to the northeast corner of Duneville Street and Sahara Avenue (APN: 163-01-405-001 thru 03), C-2 (General Commercial) Zone; R-E (Residence Estates) and U (Undeveloped) Zones [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) and P-R (Professional Office and Parking) Zones, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
48. **SDR-3381 - HUFFMAN BUILDERS WEST ON BEHALF OF NORMAN F. WOODS** - Request for a Site Development Plan Review and Waivers of the perimeter and parking lot landscaping standards and other Commercial Development Standards FOR A PROPOSED 10,205 SQUARE-FOOT, SINGLE-STORY OFFICE COMPLEX on 0.88 acres adjacent to the northeast corner of Lake Sahara Drive and Lake East Drive (APN: 163-08-601-001), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

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## City of Las Vegas

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49. **SDR-3386 - FM PARKING FACILITIES, LIMITED LIABILITY COMPANY ON BEHALF OF JERRY J. KAUFMAN, ET AL** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Transportation and Parking Standards FOR A COMMERCIAL PARKING LOT (VALET) on 0.97 acres located at 601 South Casino Center Boulevard (APN: 139-34-311-058 through 063), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief). – **ABEYANCE TO 2/12/2004 PLANNING COMMISSION**

**C. NON PUBLIC HEARING ITEMS:**

50. **SDR-3364 - AQUASCAPE POOLS ON BEHALF OF 1901 RAINBOW, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED OUTDOOR DISPLAY AREA on a portion of 0.69 acres at 1911 South Rainbow Boulevard, (APN: 163-03-703-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

**D. DIRECTOR'S BUSINESS:**

51. **ABEYANCE - TXT-3357 - CITY OF LAS VEGAS** - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code relative to Commercial Units and Commercial Shopping Facilities: Title 19.04.010, Table 2 "Land Use Tables"; Title 19.04.040(C), "Conditions"; Title 19.10.010(F), Table 1 "On-Site Parking Requirements"; and Title 19.20.020, "Words and Terms Defined." – **APPROVED SUBJECT TO CONDITIONS – TO BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**
52. **TXT-3661 - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19.04.050(C) to add "beer/wine/cooler art event" to locations of facilities where Special Use Permit requirements do not apply. – **APPROVED – TO BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**
53. **DIR-3451 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Development Agreement for the Cliff's Edge Development on approximately 1,150 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack). – **APPROVED – CITY COUNCIL 2/4/2004**

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54. **DIR-3572 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95 LIMITED PARTNERSHIP, AUZRE SOUTH, INC. AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR AN APPROVED RETAIL CENTER on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95 (APN: 125-27-113-001 and 002; 125-27-222-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

E. **CITIZENS PARTICIPATION:**

**ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**